

STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Surety Mortgage Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Five Hundred (\$500.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Paul J. Oeland, his Heirs and Assigns, Forever:

All that certain piece, parcel or lot of land situate, lying and being on the Southeast side of Spartanburg-Greenville National Highway (sometimes referred to as Camp Road) near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot 11 of Block B as shown on a revised Plat of Northgate, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "M", Page 13, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of said Spartanburg-Greenville National Highway at joint front corner of Lots 11 and 12 Block B, said pin being 225 feet in a Northeasterly direction from the intersection of said Highway and Arcadia Drive and running thence with the line of Lot 12 in a Southeasterly direction 185.3 feet to an iron pin in the center of a 10-foot alley; thence with said alley in a Northeasterly direction 59.8 feet to an iron pin joint rear corner of Lots 10 and 11; thence with the line of Lot 10 in a Northwesterly direction 192.7 feet to an iron pin on the Southeast side of said Highway; thence with said Highway in a Southwesterly direction 75 feet to the beginning corner.

The rear five feet of the above described lot is included within the boundary of a 10-foot alley which is shown on the said Plat above mentioned and this property is conveyed subject thereto.

This property is conveyed subject to the restrictions and reservations hereinafter set forth:

- (1) No building shall be erected nearer than 40 feet to the front line of lot on Spartanburg-Greenville National Highway.
- (2) No dwelling shall be erected on said property costing less than \$3000.00.
- (3) The said lots shall be used for residential purposes only.
- (4) The property shall not be sold, rented or otherwise disposed of to persons other than of the Caucasian race.
- (5) No obnoxious or offensive trade shall be carried on on the property.
- (6) No building of a temporary structure shall be erected on the property for use as a residence.
- (7) An easement is reserved along the rear line of the lot, two (2) feet in width, for the purpose of placing sewerage, telephone and electric lines or other utilities, with the right of entry for maintaining and repairing said utilities.